

## KANAB PLANNING COMMISSION MEETING

FEBRUARY 3, 2015

### KANE COUNTY COMMISSION CHAMBERS

**PRESENT:** Chairman Teresa Trujillo, Joan Thacher, Arlon Chamberlain, Stuart Allan, Mike Downward, Byard Kershaw, Jeff Yates, Gary McBride Business Land Use Coordinator, Jeff Stott of Kanab City Legal Council, Representative Kent Burggraaf for the City Council, and Secretary Katherine Ohlwiler.

#### **MEETING STARTED AT 6:36 PM**

Jeff Yates made a motion for the agenda to go in the following order: approval of minutes from the previous meeting, public comment period, Richard Meyers (Comfort Suites) Site Plan Review, Public Hearing- consider changing parking stall size for off street parking (Chapter 6 and any related chapters of the Kanab City Land Use Ordinance), consider changing parking stall size for off street parking (Chapter 6 and any related chapters of the Kanab City Land Use Ordinance), Kody Young (Hampton Inn) Site Plan Review, Work Meeting: Staff Report, Commission Member Reports, Council Member Liaison Report.

Mike Downward 2<sup>nd</sup> the motion. Motion passed unanimously.

**APPROVAL OF MINUTES:** Jeff Yates made a motion to approve the minutes of January 20, 2015 with the amended changes. Byard Kershaw 2<sup>nd</sup> the motion. Motion passed unanimously.

**PUBLIC COMMENT:** Joann Rando-Moon said what stood out in the materials to her was Section 3.9 of the Kanab City Standard specs for design and construction, says that a traffic impact study is required for developments which generate a hundred or more trips during the week or afternoon peak hours. It is not believed to be based on a generation manual that estimates only 48 peak trips for the size of the hotel. However, the Thrift Store is going to now be using the hotel parking lot because they've made a deal with the hotel that they're giving up their driveway for the hotel to put in perpendicular slots. So now the impact of that parking lot is not just the hotel but the many trips by everybody using the Thrift Store who are in and out of the parking lot. She's wondering if that's been taken into consideration. If they're revamping the driveway to be parking spaces, how long is it going to close the Thrift Store for all that construction at their front door.

Cyrus Mejia says he's a 31 year resident of Kanab and one of the co-founders of Best Friends. He is opposed to the Hampton Inn for a number of reasons. One is the landscape and parking of the proposed plan are not in keeping with the 2013 Published Grand Standards for the Hampton Inn itself which require 10% of the site to be landscaped and for the parking areas to include landscaping. The proposed plan includes parking in the adjacent Thrift Store and across the street in the Ramsay's lot which has no landscaping. Also the building design is inconsistent with our western aesthetic in Kanab. He also opposes the variance request to reduce the parking space size. Many people travel with trailers and RV's and he believes changing the size would bring more bad than good.

Robert Kaczowka resident of Kanab for eight years, has reviewed what was submitted based on the elevation. He did a search of other Hampton Inn properties and noticed in the elevations there's less articulation along the western elevation in terms of any kind of features there's one feature and everything else is very minimal. He doesn't see anything that addresses the Kanab Western Heritage. He thinks there should be more work done to the actual design to make it a Kanab building. Thinks Kanab deserves something a little bit more unique.

Caralee Woods explains that she was able to look up the proposed paint colors for the Hampton Inn and she hopes that before final decisions are made that the commission get a true color rendering of the proposed finished building. She thinks the colors chosen don't do all they can to fit the "Western Classic". She believes approving these colors would be a mistake. The Hampton Inn office could do more to make this large building fit in to what we all have agreed is the Western Classic community.

Jim Page wanted to oppose the Hampton Inn architectural design to the exterior building elevations the proposed design does not attempt to meet the intent or purpose of the Kanab General Plan. He is concerned about the absence of any concern for an additional storm drain runoff from the Hampton Inn site. Also the front of the Hampton Inn does not have a curb and gutter, therefore the runoff from the property will head south toward the Ramsay's strip mall businesses and down toward the Holiday Inn. He is concerned about the impact of the additional flooding to our downtown area.

Sky Chaney from the Kane County Tax Payers Association thinks that the Hampton Inn is an ugly duckling and that it really doesn't fit with the small town that we live in and appreciate living in and he wanted to remind the Commission that their job is not simply to rubber stamp or red carpet corporations that want to come in and build in our community. The Commission's job is to look at it and decide if it fits with our existing ordinances and does this fit with what our community wants and needs. There are a lot of problems with the Hampton Inn in that it destroys the aesthetic of our town, economically he's most interested in the idea that this is just another corporate big box coming in that will get a lot of business and the same day, wire the money right out of the community. There have been studies that have shown that four times as much money stayed in the community when the business is locally owned verses a big corporation. This Hampton Inn will have a negative impact on local motels.

Genie Hogseth really feels that this Hampton Inn is not so good for Kanab. This four story inn is going to block part of the beauty of Kanab. She doesn't see this adding any value to our community. She thinks the site plan doesn't fit the property.

Jeff Frey says that approving the four stories for the Hampton Inn set the whole thing out of whack because he believes it doesn't fit in. Whatever gets approved will be like when they approved the fourth story. Nothing really goes with the General Plan or the Western Theme.

Steve Hogseth hopes that the Commission really looks over every detail for the proposed Hampton Inn. Says there's too many change requests. He says that the Hampton Inn is too big for the area it is being proposed to. There is going to be a lot of issues with parking as well.

**RICHARD MEYERS (COMFORT SUITES) SITE PLAN REVIEW:** Mike Downward recused himself from this agenda item. The site plan and colors are in compliance with the ordinances. Jeff Yates made a motion to approve the site plan for the Comfort Suites based on the following findings by staff in addition with the requirements of Chapter 9:

1. The proposed site plan meets the dimension, use, and design requirements of the C-1 Zone and the Downtown Overlay.
2. The effect on traffic impact and safety has been appropriately considered and the proposed development has adequately addressed considerations related to vehicular and pedestrian traffic access.
3. Proposed parking meets the requirements of Chapter 6 of the Land Use Ordinance.
4. Proposed landscaping meets the requirements of Section 6-7 and 9-8 of the Land Use Ordinance.
5. Proposed Signage meets the requirements of Chapter 7 of the Land Use Ordinance.
6. The proposed architectural design meets the requirements for the Downtown Overlay (Exhibit A).
7. The City Engineer has reviewed the site plan and recommends approval conditional upon UDOT approval.

Stuart Allan 2<sup>nd</sup> the motion. Motion passed unanimously.

**PUBLIC HEARING- CONSIDER CHANGING PARKING STALL SIZE FOR OFF STREET PARKING (CHAPTER 6 AND ANY RELATED CHAPTERS OF THE KANAB CITY LAND USE ORDINANCE):** Byard Kershaw made a motion to go into public hearing. Joan Thacher 2<sup>nd</sup> the motion. Motion passed unanimously.

Steve Hogseth expressed concern that this is in favor for the Hampton Inn and that the loss of four feet is not going to be good.

Jo Ann Rando-Moon is also opposed.

Jeff Frey says it seems like everything that is changed is applied to everything thereafter.

Gary McBride says that the parking lot size is the standard in the state. Says the Hampton Inn is a clean establishment and a great opportunity to keep downtown alive also says that the hotel is going to house the people who are deciding to make Kanab their destination.

Jim Walls isn't sure why the parking stall size needs to be changed and would like to know what prompted the change.

Kody Young stated that 9 out of 10 cities are the recommended size.

Genie Hogseth would really be disappointed to have the parking stall size change.

Jo Ann Rando-Moon would like to know where the employees are going to park for the Hampton Inn.

Jim Page wonders where tour busses and RV's are to park while they stay at the Hampton Inn.

Byard Kershaw made a motion to go out of public hearing. Mike Downward 2<sup>nd</sup> the motion. Motion passed.

Arlon Chamberlain made a motion to recommend to the City Council to change parking stall dimensions to maintain 9ft width and 18ft length based on the fact that the majority of communities have that size stall and it's also in recommendation of the staff. Byard Kershaw 2<sup>nd</sup> the motion. Joan Thacher and Mike Downward are opposed. Motion passed.

**KODY YOUNG HAMPTON INN SITE PLAN REVIEW:** Kody Young met with the Development Committee and came to a decision on the trees for the landscape of the Hampton Inn. The colors of the proposed Hampton Inn and all the details are in compliance. Stuart Allan made the motion to approve the site plan for the Hampton Inn with the following findings:

1. The proposed site plan meets the dimension, use, and design requirements of the C-1 Zone and the Downtown Overlay.
2. The applicant has obtained a conditional use permit to increase the height to 48 feet, according to the site plan.
3. The effect on traffic impact and safety has been appropriately considered and the proposed development has adequately addressed considerations related to vehicular and pedestrian traffic access.
4. Proposed parking meets the requirements of Chapter 6 of the Land Use Ordinance.
5. Proposed landscaping adequately addresses the requirements of Section 6-7 and 9-8 of the Land Use Ordinance.
6. Proposed Signage meets the requirements of Chapter 7 of the Land Use Ordinance.
7. The proposed architectural design meets the requirements for the Downtown Overlay (Exhibit A).
8. The City Engineer has reviewed the site plan and recommends approval conditional upon UDOT approval, an amendment to the parking stall size requirements, a clarification about the off-street parking requirements and an exception to the landscaping requirement of 6-7 (B).

With the Staff recommendation that the Kanab City Commission approves the application for Site Plan Review, based upon the following conditions

- That the applicant obtains approval from UDOT to determine if the proposed project adheres to the long range transportation plan as it relates to curb, gutter and sidewalk improvements, as stated in Section 4-18-1.1 of the Kanab City Land Use Ordinance.
- That the City Council approves a Land Use Ordinance amendment which provides for 9 ft. X 18 ft. parking spaces.

Byard Kershaw 2<sup>nd</sup> the motion. Joan Thacher is opposed. Motion passed.

**STAFF REPORT:** The General Plan did go through the City Council and they need a little bit more time and there are a few changes.

Jeff Stott stated that they need to take out some gray areas of the site plan requirements and have a specific list of what needs to be done.

**COMMISSION MEMBER REPORT:** None

**COUNCIL MEMBER LIASON REPORT:** None

Jeff Yates made a motion to adjourn.

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Chairman

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Date